

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
March 7, 2022**

**BOARD OF COUNTY COMMISSIONERS
To be scheduled concurrent with CP2022-0001 Adoption Hearing**

CASE NUMBER:	R2022-0005
APPLICANT:	Greg Beliveau, LPG Urban & Regional Planners, Inc.
LANDOWNER:	SR 44, LC
REQUESTED ACTION:	Rezone 109 acres MOL from CH (Heavy Commercial) to ID (Industrial).
PARCEL NUMBER:	C33-008
LEGAL DESCRIPTION:	SECTION 33, TOWNSHIP 18 S, RANGE 22 E: E1/2 OF NE1/4 & ALL THAT PART OF E1/2 OF SE1/4 LYING N OF SR 44 LESS CR 231 R/W ACROSS THE W SIDE THEREOF
EXISTING ZONING:	CH (Heavy Commercial)
EXISTING USE:	Pasture
FUTURE LAND USE:	General Commercial
PARCEL SIZE:	109 acres MOL
GENERAL LOCATION:	Wildwood area – Located on the northeast corner of E SR 44 and CR 231 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located west of I-75 in the Wildwood area of unincorporated Sumter County. The subject property is located in the Urban Development Area and a Primary Economic Activity Center as defined by the Sumter County Unified Comprehensive Plan. It is within the area of industrial and commercial development encompassing the SR 44/I-75 interchange. The surrounding properties have a mixture of zoning assignments - Industrial (ID – east), Agricultural (A10C – west), and residential (RR5C, RR5, RR2.5C, RR1C, RR1, and R4M – north and west) (Map 2).

CASE SUMMARY

The applicant is requesting a rezoning from the CH (Heavy Commercial) district to the ID (Industrial) district. This rezoning request is concurrent with a comprehensive plan amendment request (C2022-0001) and a major special use permit request (S2022-0002). The comprehensive plan amendment request is to change the future land use on the subject property to Industrial. The major special use permit request is to allow same to allow a distribution center in the ID zoning district less than 300 feet from a parcel zoned residential.

The subject property was granted a General Commercial future land use designation and CH (Heavy Commercial) zoning designation in 2004.

The ID (Industrial) zoning district is consistent with the Industrial future land use assignment being requested in application CP2022-0001. The present CH (Heavy Commercial) zoning designation on the site provides for retail and service uses which generate vehicle traffic and consume utility capacity in a similar manner to industrial uses.

The SR 44/I-75 Primary Activity Center is experiencing rapid growth and there is very high development pressure on properties suitable for transportation and distribution facilities. The proposed Florida Turnpike extension makes the SR 44/I-75 Primary Activity Center very desirable for transportation and distribution uses. This rezoning will allow a freight distribution center in an area suitable for that use.

Staff has reviewed proof of ownership of the subject property and authorization for Mr. Beliveau to represent the landowner.

CASE ANALYSIS:

Section 13-313 (e)(1)(c), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for consideration of LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The SR 44/I-75 area is experiencing very high development pressure as a freight/distribution/industrial center.
- b) Community need, or lack of community need.

The rezoning will support manufacturing and distribution activities in the community. Sumter County Economic Development has observed a shortage of available industrial properties within the area.

c) Benefits to the community.

The rezoning will allow industrial development in an expanding industrial and commercial area.

d) The rights of private property owners.

The rezoning will not impinge on the rights of adjacent property owners.

Future industrial development will be required to meet the requirements of the Land Development Code including screening and buffering (Table 13-563A). A 30-foot wide Type C landscape buffer (six canopy trees and four understory trees per 100 linear feet with a continuous hedge or approved fence) will be required.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 34 (Support/No Comment) 0 (Oppose) 1

Map 1
General Location
R2022-0005



Map 2
Surrounding Area with Zoning Designations
R2022-0005

